

Two-bedroom apartment in Carre d'Argent €560,000

Carre d'Argent · 2 bedrooms · 63 m² in size



Description

In the vibrant Carré d'Or district of Nice, this three-room apartment offers an exceptional location just steps away from the iconic Place Massena and the renowned Promenade des Anglais. The area is bustling with amenities, including schools, public transport, shops, and a variety of dining options, making it a convenient and lively place to live.

Positioned on the fourth floor of a traditional Niçois building with an elevator, this 63 square meter apartment boasts a north-south orientation, ensuring ample natural light throughout the day. The layout includes an entrance leading to a living area with an open kitchen, two bedrooms—one of which features a balcony—and two independent bathrooms, each equipped with a toilet. While the apartment requires some refreshing, it offers generous spaces and significant potential for personalization.

This property is part of a co-ownership of 18 lots and comes with annual charges of €2,480. The energy consumption is rated at 175 kWh/m² per year, with greenhouse gas emissions at 5 kg CO₂/m² per year. Estimated annual energy expenses range from €910 to €1,230. The agency fees are fully covered by the seller, and there are no ongoing legal proceedings concerning the property.

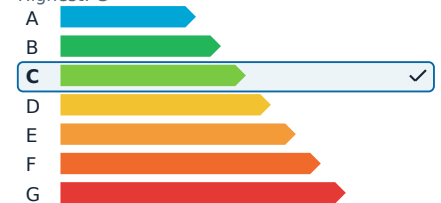
Key details

Surface area	63 m ²
Bedrooms	2
Floor	4th
Lift	Yes
Outside space	No

DPE (Energy)

C

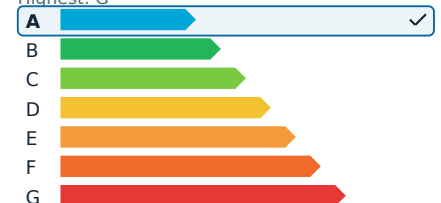
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Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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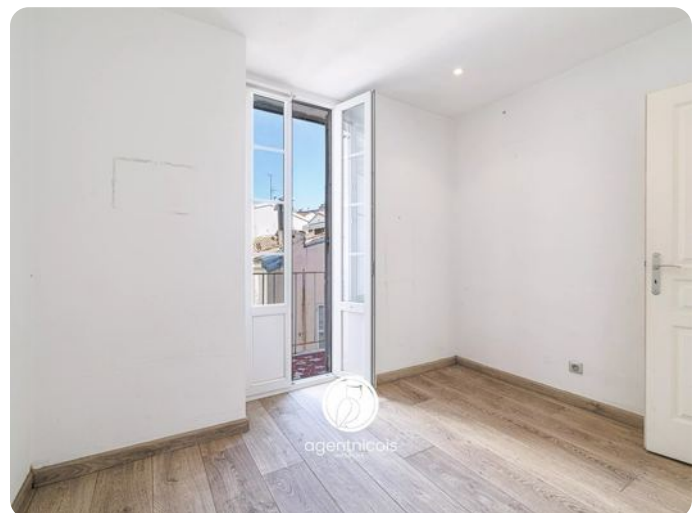
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